



Connells

Barncroft Road  
Tividale Oldbury



## Property Description

This elegantly presented and meticulously maintained semi-detached home is located in the sought-after Tividale area. It offers move-in-ready accommodation, making it an excellent choice for first-time buyers and families alike. The property features off-road parking, a rear kitchen extension, and three generously sized bedrooms. Additionally, it boasts a prime location with easy access to local schools, outstanding transport links, and various amenities.

## Entrance Porch

Double glazed door to front elevation

## Entrance Hall

Door to front elevation, stairs to first floor, central heating radiator, built in storage cupboard.

## Lounge

23' 6" x 11' 4" ( 7.16m x 3.45m )

Double glazed window to front elevation, double glazed french doors to rear elevation, two central heating radiators, electric fire point with feature surround.

## Kitchen

Irregular Shaped Room 12' 5" max x 11' 8" ( 3.78m max x 3.56m)

A fitted kitchen to include wall and base units with work surfaces over, tiling to splashback, stainless steel sink and drainer unit with mixer tap over, electric cooker point, plumbing for washing machine & dishwasher, space for domestic appliances, built in storage pantry, double glazed windows to front & rear elevations, double glazed door leading to garden.

## First Floor

### Landing

Double glazed window to side elevation, loft access

### Bedroom One

12' 8" x 10' 3" ( 3.86m x 3.12m )

Double glazed window to front elevation, central heating radiator

### Bedroom Two

10' 8" x 10' 5" ( 3.25m x 3.17m )

Double glazed window to rear elevation, central heating radiator , built in storage cupboard housing boiler.

### Bedroom Three

9' 6" x 7' max ( 2.90m x 2.13m max )

Double glazed window to front elevation, central heating radiator.

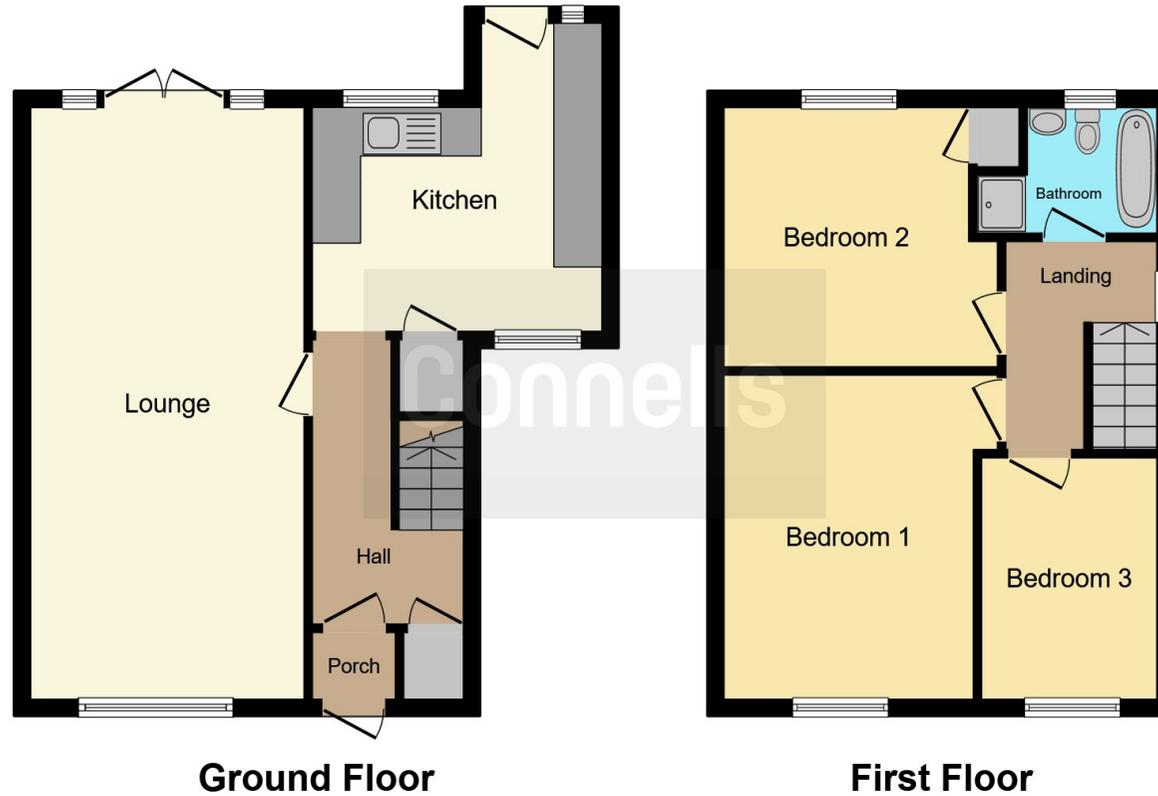
### Bathroom

Suite to comprise bath, separate shower enclosure, wash hand basin in vanity unit, low level WC, tiling, double glazed window to rear elevation.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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4 & 5 Stone Street  
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EPC Rating: C    Council Tax  
 Band: B

Tenure: Freehold

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